

# CRAIGSIDE Newsletter



January/February 2017

## Working for you...

Maintaining our home is the Board's primary focus, and many of the current projects address issues that are not so obvious. While we will always do our best to maintain the aesthetics of all 3 towers, inside and out, the required work that we cannot necessarily see is at the top of the priority list. Unfortunately, those tend to be the most urgent and most costly.

### SPALLING & WATERPROOFING

Notice water leaking and puddling in the parking garage when it rains? Failures with waterproofing and expansion joint systems have impacted the reinforced concrete structures requiring corrective measures. Affected areas include, but may not be limited to, the parking garage and recreation decks. It is unclear at this point what the overall impact is. However, the investigation portion of work has been completed and it is now in the design phase.

### STORM DRAINAGE IMPROVEMENT

Geotechnical & civil engineering and design services are currently underway for areas adjacent to Towers I and III due to broken or inadequately sized pipes. The project's Construction Manager is currently seeking Requests for Proposals (RFP) for bidding.

### TOWER III SLOPE STABILIZATION

The foundation in this area has been exposed due to erosion. We are currently working with a civil engineer to address this in conjunction with the storm drainage improvement.

### ALL TOWERS - UNIT PLUMBING

The Board is currently working with a mechanical engineer to develop a design to replace cast iron sanitary waste piping that runs through each unit in Tower III. Once complete, we will seek bid proposals from contractors to perform the work. Experience gained will show what we can expect for Towers I and II in the near future and hopefully lead to lower costs as we develop solutions.

## ANNUAL MEETING

The Annual Meeting for Craigside AOAO will be held on Thursday, February 16, 2017 at 15 Craigside, First Floor. Registration begins at 5:30p.m. Hope to see you there!

### RECREATION DECK COVERING

During January's meeting, the Board approved the purchase of louvered roofs by EcoShade for the Tower I and II recreation decks. Relief from the sun and rain is on its way! Visit [www.ecoshade.com](http://www.ecoshade.com) for more details. We've also posted additional information on the Craigside website. We anticipate installation to occur in the March/April timeframe, and will provide a more accurate timeline as information is available.

### CARPET AND HALLWAY PAINTING

The Floor Store (TFS) completed all carpeting installation, repair, and corrections in December. The painting contractor will be returning at the end of January to do final touch ups and repairs.

Our Construction Manager is currently in negotiation with TFS to ensure they are responsible for any repair costs incurred due to their error or delays.

New carpet and padding was approved and ordered for the 1<sup>st</sup> Floor of Tower II. Installation will commence after painting repairs are complete, materials arrive, and we can schedule with Abbey Carpet.

The board evaluated the carpet in the lobby of Tower II and decided to keep it since it is relatively new and in good condition. Costs savings from not replacing it was applied to the replacement of 1st Floor Tower II.

### ELEVATOR MAINTENANCE

The Board is seeking the services of an elevator consultant to identify and document any deficiencies with our existing maintenance services and help negotiate the renewal of our contract with Schindler.





# CRAIGSIDE Newsletter



January/February 2017

## SAFETY FIRST: FIRE IN TOWER II



On January 12, there was a fire in the trash bin directly under the trash chute in Tower II. The fire sprinkler system was activated and swift action by staff was successful in putting the fire out. Our Resident Manager, Robert Garcia, called the Fire Department to investigate, but the cause of the fire could not be determined. Please do not throw any flammable materials in the trash bins or chutes.

This incident is a good reminder to check if your smoke alarm batteries need to be changed. It only takes a few minutes, but could save a life!

## EMERGENCIES

When emergencies occur, report them immediately to staff, so they can take quick action, but please do not continually ask staff for updates via phone or in person. After the incident has been resolved, staff will do their best to provide residents updates in a timely manner. Resolving the emergency needs to be their primary focus with as little distraction as possible.

## LEGAL & DUE DILIGENCE FEES

It has been noted that there is some concern with legal and other operating fees incurred. The board has sought more legal review this past year to ensure that everything done is legal and in compliance with statutes, house rules, bylaws and declarations. The Board feels it is money wisely spent to protect the AOA from unnecessary risk and liability and to preempt potential litigation.

## CARPET CARE

Recently, a resident in Tower I noticed a stain on the new carpet on his floor. He immediately contacted security. Because of the resident's prompt action, the Resident Manager identified the source of the stain and immediately contacted the responsible contractor to clean the carpet at no expense to the AOA. If you notice stains on your floor, please let staff know so they can address the issue immediately. Thank you!

## REGISTRATION UPDATE

We are in the process of updating our registration of owners and residents of Craigside. Enclosed please find a registration form for you to complete and return in the envelope provided. If you reside in Craigside, you may drop off the completed form to the Resident Manager.

Owners that rent out their unit, please be sure to complete the registration form, not only with your contact information, but also the contact information of your tenant(s). NOTE: The name and contact information for each adult residing in the unit needs to be provided.

If you rent out your unit and do not reside on Oahu, the law requires that you have a designated representative "on-island". You must provide the Resident Manager with the name and contact information of your representative. Mahalo!

## TEXTING 911 IS NOW AN OPTION

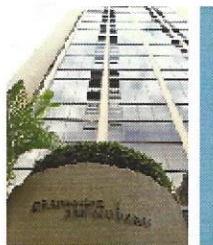
The State of Hawaii recently launched "text to 911" capabilities. While a voice call is still preferred, if you are incapable of speaking or in a situation where you cannot speak out loud, then a text for help can be sent from your cell phone.

Some limitations:

1. Location Services on your cell phone must be turned on;
2. Only brief, clear text messages should be used. No pictures, emojis, videos, slang, or Group messages; and
3. There are no guarantees that the text will be sent or received and the service may not be available everywhere at all times, depending on cellular services.

For more information, please contact the State's Department of Accounting and General Services.





# CRAIGSIDE Newsletter



January / February 2017

## REVISIONS TO THE HOUSE RULES

Per the advice and recommendation of the AOA's Attorney, the Board approved to revise The House Rules on Pets, specifically regarding assistance animals, in accordance with Fair Housing Laws. In addition, some house rules were removed because they conflicted with our bylaws.



## CUPID'S PRIME RIB RECIPE

If you want to give Cupid some help, try making this favorite Valentine's recipe for your loved one!

According to two lovebirds in Tower II, Ray and Darcie, "The best thing about this recipe is that it never fails, if you follow it to a 'T'."

Temperature: 350 degrees      Cook Time: 5 hours

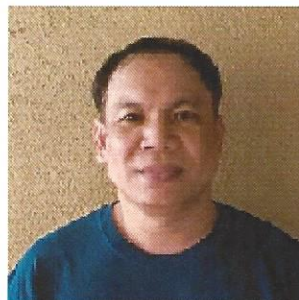
Remove roast (any weight) from refrigerator at 1pm and season. At 2pm, put roast in cold oven at 350 degrees. At 3:30pm, turn off oven, but leave roast in. DO NOT OPEN OVEN AT ANYTIME. At 5:15pm, turn on oven, cook until 6pm for 45 minutes.

Seasoning:

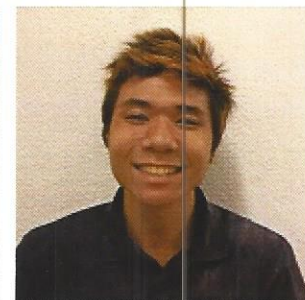
Rub a 3 rib, 8-1/2 lbs. rib roast with mixture:

3 tsp. salt	¼ tsp. pepper
1 tsp. paprika	½ tsp. rosemary

## Meet the Two Newest Members of Our Staff!



Daniel Corrales Sr.



Anthony Howard

Daniel comes to us with 40 years of gardening and landscaping experience.

Anthony joins Don on our maintenance team and has experience working with low voltage equipment, CCTV, network cabling, and TV repair.

Please join us in welcoming them  
to our Craigside Family!

## CONTACT INFORMATION

Office: 528-3131

Security: 526-1297

Website: <http://craigside.net>

Email: [manager@craigside.net](mailto:manager@craigside.net)

## BOARD OF DIRECTORS

President – Cliff Miyake

Vice President – Stephen Bradley

Secretary – Mike Wong

Treasurer – Robin Auyong

Directors: Sandie Wong; Elly Chong; Dean Fujii;  
Steve Anderson; and Jim Fulton

(To share your concerns, questions, or suggestions to the Board please contact the Resident Manager or Property Manager at Hawaiiana, or join us during the Owners' Forum at the monthly Board meeting.)